

## MEETING RECORD

**NAME OF GROUP:** COUNTY BOARD OF ZONING APPEALS

**DATE, TIME AND PLACE OF MEETING:** Friday, November 10, 2005, 2:30 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Steve Hollman, Tom Thurber and Ed Woeppel; Lynette Nelson and Matthew Warner absent). Terry Kathe of Building and Safety; Kristy Mundt of the County Attorney's office; Mike DeKalb and Teresa McKinstry of the Planning Dept. and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular County Board of Zoning Appeals Meeting

Chair Ed Woeppel called the meeting to order and requested a motion approving the minutes for the regular meeting held September 9, 2005. Motion for approval made by Thurber, seconded by Hollman. Motion for approval carried 3-0: Hollman, Thurber and Woeppel voting 'yes'; Nelson and Warner absent.

**COUNTY BOARD OF ZONING APPEALS NO. 05002**  
**REQUESTED BY ARCHITECTURAL DESIGN ASSOCIATES, FOR A VARIANCE OF THE PARKING REQUIRED FROM 209 STALLS TO 12 STALLS ON PROPERTY LOCATED AT 290 S. 134<sup>TH</sup> ST.**  
**PUBLIC HEARING:** November 10, 2005

Members present: Hollman, Thurber and Woeppel; Nelson and Warner absent.

Dick Bergt of Architectural Design Associates appeared representing Dr. Rudy Sturnott. In March, 2005, Mr. Sturnott went before the County Board and received a change of zone for self storage facilities. It was changed to County B zoning. The parking regulations require one stall for every 200 square feet. 209 stalls are required to be shown on the site plan. On the site right now is a small office building and about 5 storage buildings. The land to the south is owned by the same owner with a pet cemetery. 12 parking stalls have been shown on the plan. They felt this was sufficient for the number of storage units. His client toured other facilities of this type around Lincoln. In industrial zoning, the parking would be different. The County has not caught up yet with what the City does. The U-Haul at 48<sup>th</sup> and Vine St. has 12 parking stalls with a much larger storage facility. They are requesting a waiver to 12 stalls. He has had about 10 calls from neighbors wanting to know what this application was about. No one has expressed any opposition. This property is across from a golf course. They

believe 12 stalls would be much nicer looking than 209 stalls. They do not want junk cars and other stuff parked around.

Hollman noted the applicant owns all of the property to the north and east. What about the property to the south? Rudy Sturnott stated that he owns the southwest corner, he does not own the property directly to the south. That is residential.

Hollman wondered how the present B zoning was determined. Mike DeKalb stated the applicant had previously gone to the County Board for the entire parcel. At the County Board hearing, the applicant agreed to change his application to three acres in the corner. The County only has five zoning districts. The B zoning could accommodate the proposed use. The parking section is very simple. The City has many more parking requirements for different uses. Mini-storage is provided separately in the City zoning code.

Woepfel stated that perhaps the County regulations have not caught up with the City. DeKalb replied that they are different.

DeKalb stated that from a technical standpoint, the City has determined that the lower number of stalls is sufficient for that particular type of use (mini-warehouse). He would like this parking variance to be for warehousing use only.

Thurber stated that this seems like a logical common sense approach to him.

Hollman is agreeable to the variance.

**ACTION:**

**November 10, 2005**

Thurber moved approval of the variance for this specific request, reducing the parking to 12 stalls for the use described as a self storage warehouse based on a finding of peculiar, exceptional and unusual circumstances, seconded by Hollman. Motion for approval carried 3-0: Hollman, Thurber and Woepfel voting 'yes'; Nelson and Warner absent.

There being no further business, the meeting was adjourned at 3:00 p.m.